

NORTHEAST FIRST ADDITION

BEING PART OF THE NORTH ONE-HALF OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20190030

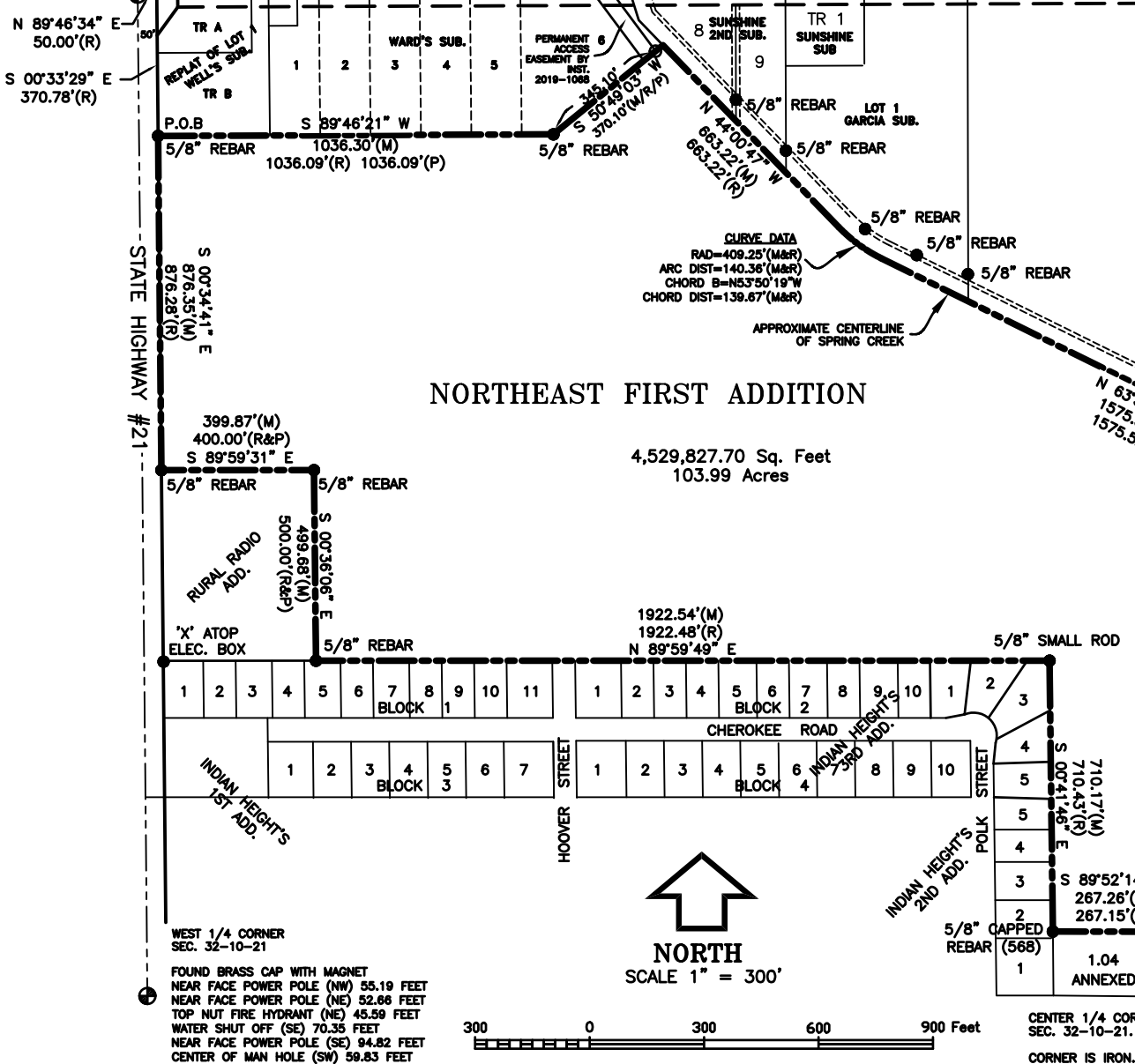
DATE: JUNE 9TH, 2019.

CORNER IS BRASS CAP.
NE COR. CULVERT - SW 68.5'
SPIKE IN P. POLE - SW 60.72'
SPIKE IN P. POLE - NW 61.81'
SE COR. CULVERT HEADWALL - NW 68.37'
CORNER IS 0.90' W OF CENTERLINE RD.

CORNER IS CAPPED REBAR IN ASPHALT RD.
HOLE IN CMP - SE 29.31'
HOLE IN CMP - SW 35.3'
CONC. WITNESS COR. SOUTH 33.0'
CONC. WITNESS COR. NORTH 33.0'

NORTHWEST COR.
SEC. 32-10-21.

NORTH 1/4 COR.
SEC. 32-10-21.



WEST 1/4 CORNER
SEC. 32-10-21
FOUND BRASS CAP WITH MAGNET
NEAR FACE POWER POLE (NW) 55.19 FEET
NEAR FACE POWER POLE (NE) 52.66 FEET
TOP NUT FIRE HYDRANT (NE) 45.59 FEET
WATER SHUT OFF (SE) 70.35 FEET
NEAR FACE POWER POLE (SE) 94.82 FEET
CENTER OF MAN HOLE (SW) 59.83 FEET

CORNER IS IRON.
GUY ANCHOR TIE DOWN - WEST 20.6'
GUY ANCHOR TIE DOWN - NORTH 33.8'
HOLE IN WEST END CMP - NW 20.6'
SPIKE IN P. POLE EAST 3.0'

LEGEND
 ⊕ = SECTION OR 1/4 CORNER.
 ● = CORNER FOUND, AS INDICATED.
 ○ = CORNER SET, (5/8" X 24" CAPPED REBAR).
 (P) = PLATTED DISTANCE.
 (M) = MEASURED DISTANCE.
 (D) = DEEDED DISTANCE.
 (R) = RECORDED DISTANCE.
 REF: F.B. 58, PAGE 45.
 REF: F.B. 58, PAGES 52-53.
 REC: F.B. 101, PAGE 59.

SURVEYOR'S CERTIFICATE
 I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.
 SIGNED THIS ____ DAY OF _____, 2019.
 MARK A. STREIT, PLS #520
 DAWSON COUNTY SURVEYOR

LEGAL DESCRIPTION OF RECORD

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE EAST (AN ASSUMED BEARING) AND ALONG THE NORTH SECTION LINE OF SAID SECTION 32, A DISTANCE OF 50.00 FEET; THENCE SOUTH 0°21'00" EAST AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, A DISTANCE OF 370.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°21'00" EAST AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, A DISTANCE OF 876.28 FEET; THENCE SOUTH 89°47'15" EAST AND ALONG THE NORTHERLY LINE OF THE NEBRASKA RURAL RADIO ADDITION, A DISTANCE OF 400.00 FEET; THENCE SOUTH 0°21'00" EAST AND ALONG THE EASTERLY LINE OF THE NEBRASKA RURAL RADIO ADDITION, A DISTANCE OF 500.00 FEET; THENCE SOUTH 89°47'15" EAST AND ALONG THE NORTHERLY LINE OF INDIAN HEIGHTS 3RD ADDITION, A DISTANCE OF 1922.48 FEET; THENCE SOUTH 0°31'30" EAST AND ALONG THE EASTERLY LINE OF INDIAN HEIGHTS 3RD AND 2ND ADDITIONS, A DISTANCE OF 710.43 FEET; THENCE SOUTH 89°43'30" EAST, A DISTANCE OF 267.15 FEET; THENCE SOUTH 0°25'30" EAST AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 120.00 FEET; THENCE SOUTH 0°25'30" EAST, A DISTANCE OF 140.0 FEET; THENCE NORTH 89°50'30" EAST AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1171.25 FEET; THENCE NORTH 38°39'15" WEST AND ALONG THE APPROXIMATE CENTERLINE OF SPRING CREEK, A DISTANCE OF 490.17 FEET TO THE POINT OF CURVATURE; THENCE NORTHWESTERLY AND ALONG A 395.14 FOOT RADIUS CURVE TO THE RIGHT (THE INITIAL TANGENT OF WHICH COINCIDES WITH THE LAST DESCRIBED COURSE), A DISTANCE OF 150.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 2°28'38" WEST, TANGENT, AND ALONG SAID CENTERLINE, A DISTANCE OF 371.88 FEET TO THE POINT OF CURVATURE; THENCE NORTHWESTERLY AND ALONG A 395.14 FOOT RADIUS CURVE TO THE LEFT (THE INITIAL TANGENT OF WHICH COINCIDES WITH THE LAST DESCRIBED COURSE), A DISTANCE OF 420.44 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°26'31" WEST, TANGENT, AND ALONG SAID CENTERLINE, A DISTANCE OF 1575.52 FEET TO THE POINT OF CURVATURE; THENCE NORTHWESTERLY AND ALONG A 409.25 FOOT RADIUS CURVE TO THE RIGHT (THE INITIAL TANGENT OF WHICH COINCIDES WITH THE LAST DESCRIBED COURSE), A DISTANCE OF 663.22 FEET; THENCE SOUTH 51°02'23" WEST, A DISTANCE OF 370.10 FEET; THENCE WEST, AND PARALLEL TO THE NORTH SECTION LINE OF SAID SECTION 32, A DISTANCE OF 1036.09 FEET TO THE PLACE OF BEGINNING, ALONG WITH A PERMANENT EASEMENT FROM THE NORTH TO THE ABOVE DESCRIBED TRACT FOR THE PURPOSE OF INGRESS AND EGRESS TO THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE 6TH P.M., IN DAWSON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; REFERRING TO THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE 6TH P.M., IN DAWSON COUNTY, NEBRASKA; THENCE EAST (AN ASSUMED BEARING), AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1194.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST, AND ALONG SAID NORTH LINE, A DISTANCE OF 49.70 FEET; THENCE SOUTH 36°24'22" EAST, A DISTANCE OF 190.77 FEET; THENCE SOUTH 51°02'23" WEST, A DISTANCE OF 40.04 FEET; THENCE NORTH 36°24'22" WEST, A DISTANCE OF 222.05 FEET TO THE PLACE OF BEGINNING. FURTHER SUBJECT TO ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, AND HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF GRAND ISLAND, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "NORTHEAST FIRST ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND SAID OWNERS AND LIEN HOLDER HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE TO THE USE AND BENEFIT OF THE PUBLIC THE STREETS AND UTILITY EASEMENTS AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID ADDITION TO BE MADE WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF SAID OWNERS AND LIEN HOLDER.
 DATED THIS ____ DAY OF _____, 2019.

JOE PEPLITSCH (CITY MANAGER) HOME FEDERAL SAVINGS & LOAN ASSOC. (BENEFICIARY)

ACKNOWLEDGMENT

STATE OF NEBRASKA
 COUNTY OF DAWSON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ (PRINT NAME), _____ (PRINT TITLE), CITY OF LEXINGTON, NEBRASKA.
 NOTARY PUBLIC SIGNATURE _____ STAMP _____
 MY COMMISSION EXPIRES ____/____/____

ACKNOWLEDGMENT

STATE OF NEBRASKA
 COUNTY OF DAWSON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ (PRINT NAME), _____ (PRINT TITLE), HOME FEDERAL SAVINGS & LOAN.
 NOTARY PUBLIC SIGNATURE _____ STAMP _____
 MY COMMISSION EXPIRES ____/____/____

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THAT THE PLAT OF "NORTHEAST FIRST ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED, AND THE SAME HEREBY IS APPROVED, ACCEPTED AND ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.
 MAYOR _____ SEAL _____
 ATTEST: _____ CITY CLERK
 STATE OF NEBRASKA
 COUNTY OF DAWSON
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M. ON THIS ____ DAY OF _____, 2019.
 REGISTER OF DEEDS _____ STAMP _____

APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION

THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "NORTHEAST FIRST ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS SUBMITTED TO THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS REGULAR MEETING ASSEMBLED ON THE ____ DAY OF _____, 2019, AND UPON MOTION DULY MADE AND SECONDED, SAID PLAT WAS APPROVED IN ALL RESPECTS BY A MAJORITY VOTE OF SUCH COMMISSION.
 DATED THIS ____ DAY OF _____, 2019.

APPROVAL OF THE CITY OF LEXINGTON CITY COUNCIL

THE ABOVE AND FOREGOING PLAT WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND DULY CONSIDERED BY THIS COUNCIL AT ITS REGULAR MEETING ASSEMBLED ON THE ____ DAY OF _____, 2019, AND UPON MOTION DULY MADE AND SECONDED, THE SAME WAS APPROVED IN ALL RESPECTS BY A MAJORITY VOTE OF THE MEMBERS OF SUCH COUNCIL.
 DATED THIS ____ DAY OF _____, 2019.

MAYOR _____ SEAL _____ ATTEST: _____ CITY CLERK

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **August 7, 2019**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision** (Rezoning, Conditional Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located at **North Highway 21** (Location) for **Northeast First Addition** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Cameron Smith

Seconded by: Jared Jacob

Motion: Moved by Smith, seconded by Jacob, to recommend to the City Council approval of the Final plat of the Northeast First Addition with continuity corrections.

Roll Call: Voting "aye" were Margritz, Roemmich, Quintero, Moyer, Denker, Kaiser, Jacob, Smith, Worthing. Motion carried.



Planning Secretary